

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Saffron Street Greenvale VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$810,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 Saffron Street Greenvale VIC 3059	\$650,000	11-Dec-20
24 Beryl Crescent Greenvale VIC 3059	\$687,000	01-Oct-20
30 Lemonwood Drive Greenvale VIC 3059	\$740,000	19-Oct-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 April 2021



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**2 Saffron Street Greenvale VIC 3059**

4 2 2

Sold Price **\$650,000** Sold Date **11-Dec-20**

Distance **0.01km**



**24 Beryl Crescent Greenvale VIC 3059**

4 2 2

Sold Price **\$687,000** Sold Date **01-Oct-20**

Distance **0.31km**



**30 Lemonwood Drive Greenvale VIC 3059**

4 2 2

Sold Price **\$740,000** Sold Date **19-Oct-20**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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